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**ALLSTON - BRIGHTON
PLANNING DISTRICT**

1990 POPULATION & HOUSING TABLES

with comparisons to Boston City share
and selected 1980 data

U.S. CENSUS (STF1)

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**Boston Redevelopment Authority
Policy Development & Research Department**

**Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst**

Revised, expanded January 15, 1992

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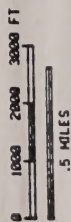
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PLANNING DISTRICT #8
ALLSTON/BRIGHTON
AND NEIGHBORHOOD STATISTICAL AREAS



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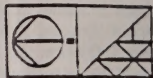
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STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.

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MISER: PROFILE #2: PERSONS BY AGE, RACE, SEX AND HISPANIC ORIGIN, 1990

GLOSSARY OF CENSUS TERMS

P 1: ALLSTON/BRIGHTON PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	70,284	Population Percent of City:	12.2
Total Land Area (in Sq. Mi.):	4.36	Land Area Percent of City:	8.9
Population Density (per SqMi):	16,120	Density Ratio to City Average:	1.38

Source: 1990 U.S. Census STF1 Counts, BRA Research Department data.

P 2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990

ALLSTON/BRIGHTON	1980		1990		1990 - 1980 Change		1990 PD/Boston
	Number	Percent	Number	Percent	Number	Percent	Ratio2
Total Population	65,264	100.0	70,284	100.0	5,020	7.7	1.00
White1	57,245	87.7	55,002	78.3	(2,243)	-3.9	1.25
Black1	2,673	4.1	5,075	7.2	2,402	89.9	0.28
Native Americans	95	0.1	131	0.2	36	37.9	0.57
Asian + Pac.Islanders	3,784	5.8	7,496	10.7	3,712	98.1	2.02
Other Race	1,467	2.2	2,580	3.7	1,113	75.9	0.62
Hispanic Origin	2,911	4.5	6,413	9.1	3,502	120.3	0.65
White	1,931	3.0	3,607	5.1	1,676	86.8	1.33
Black	115	0.2	425	0.6	310	269.6	0.35
All other	865	1.3	2,381	3.4	1,516	175.3	0.65
Total Minorities	9,950	15.2	18,889	26.9	8,939	89.8	0.66
White, Non-Hisp.	55,314	84.8	51,395	73.1	(3,919)	-7.1	1.24
Black, Non-Hisp.	2,558	3.9	4,650	6.6	2,092	81.8	0.28

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

P 3: ALL PERSONS: AGE GROUPS, 1980 - 1990

ALLSTON/BRIGHTON	1980		1990		1990 - 1980 Change		1990 PD/Boston
	Number	Percent	Number	Percent	Number	Percent	Ratio1
Total Persons:	65,264	100.0	70,284	100.0	5,020	7.7	1.00
0-4 years	1,918	2.9	2,668	3.8	770	40.1	0.60
5-14	3,734	5.7	3,251	4.6	(483)	-12.9	0.47
15-24	22,451	34.4	21,878	31.1	(573)	-2.6	1.53
25-34	16,293	25.0	20,996	29.9	4,703	28.9	1.30
35-44	4,070	6.2	7,416	10.6	3,346	82.2	0.75
45-54	3,911	6.0	3,518	5.0	(393)	-10.0	0.61
55-64	4,359	6.7	3,421	4.9	(938)	-21.5	0.69
65-74	4,288	6.6	3,489	5.0	(799)	-18.6	0.80
75-84	3,319	5.1	2,622	3.7	(697)	-21.0	0.96
85 +	921	1.4	1,005	1.4	84	9.1	1.00

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 4: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

ALLSTON/BRIGHTON

<u>Years and Age</u>	<u>All</u>	<u>White¹</u>	<u>Black¹</u>	<u>AsianPI</u>	<u>Others²</u>	<u>All : Hispanic Origin</u>
1980, Total:	65,264	57,245	2,673	3,784	1,562	2,911
0-4 years	1,918	1,335	168	288	127	235
5-17	5,389	3,939	427	749	274	491
18-64	49,429	43,811	1,933	2,574	1,111	2,056
65 +	8,528	8,160	145	173	50	129
1990, Total:	70,284	55,002	5,075	7,496	2,711	6,413
0-4 years	2,688	1,636	450	411	191	453
5-17	4,278	2,346	639	913	380	825
18-64	56,202	44,624	3,759	5,732	2,087	4,873
65 +	7,116	6,396	227	440	53	262
Abn. Change, '90-'80:	5,020	(2,243)	2,402	3,712	1,149	3,502
0-4 years	770	301	282	123	64	218
5-17	(1,111)	(1,593)	212	164	106	334
18-64	6,773	813	1,826	3,158	976	2,817
65 +	(1,412)	(1,764)	82	267	3	133
Pct. Change, '90-'80:	7.7	-3.9	89.9	98.1	73.6	120.3
0-4 years	40.1	22.5	167.9	42.7	50.4	92.8
5-17	-20.6	-40.4	49.6	21.9	38.7	68.0
18-64	13.7	1.9	94.5	122.7	87.8	137.0
65 +	-16.6	-21.6	56.6	154.3	6.0	103.1

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990

<u>ALLSTON/BRIGHTON</u>	<u>Total</u>	<u>Female</u>	<u>Male</u>	<u>Female Percent of Total Population</u>
Total Population	29.4	29.8	28.6	51.6
White*	29.8	n/a	n/a	52.5
Black*	27.9	n/a	n/a	49.7
Asian + Pac.Islanders	28.5	n/a	n/a	48.7

Ratio to Boston Median Age, Gender:

Total Population	0.97	0.95	0.97	0.99
White*	0.93	n/a	n/a	1.01
Black*	0.99	n/a	n/a	0.93
Asian + Pac.Islanders	1.03	n/a	n/a	0.99

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.

* includes persons of Hispanic origin

P 6: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990

ALLSTON/BRIGHTON	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	All : Hispanic Origin
Total Population:	70,284	55,002	5,075	7,496	2,711	6,413
<u>Age</u>						
0-4 years	2,688	1,636	450	411	191	453
5-14	3,251	1,790	509	666	286	630
15-24	21,878	17,653	1,216	2,105	904	2,000
25-34	20,996	16,611	1,626	2,009	750	1,826
35-44	7,416	5,487	645	938	346	759
45-54	3,518	2,671	257	459	131	304
55-64	3,421	2,758	145	468	50	179
65-74	3,489	3,024	131	298	36	148
75-84	2,622	2,420	74	116	12	85
85 +	1,005	952	22	26	5	29
<hr/>						
0-4 years	2,688	1,636	450	411	191	453
5-17	4,278	2,346	639	913	388	825
5-11	2,421	1,327	388	494	212	462
12-14	830	463	121	172	74	168
15-17	1,027	556	130	247	94	195
18-64	56,202	44,624	3,759	5,732	2,087	4,873
18-44	49,263	39,195	3,357	4,805	1,906	4,390
45-64	6,939	5,429	402	927	181	483
65 +	7,116	6,396	227	440	53	262

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

P 6A: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:

ALLSTON/BRIGHTON	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	All : Hispanic Origin
Total Population:	1.00	1.25	0.28	2.01	0.62	0.85
<u>Age</u>						
0-4 years	0.60	0.81	0.26	1.62	0.40	0.56
5-14	0.47	0.64	0.18	1.59	0.35	0.50
15-24	1.53	1.93	0.37	2.27	0.92	1.17
25-34	1.30	1.53	0.46	2.29	0.79	1.05
35-44	0.78	0.93	0.25	1.89	0.62	0.78
45-54	0.61	0.76	0.15	1.77	0.44	0.59
55-64	0.69	0.80	0.13	2.11	0.29	0.60
65-74	0.88	0.90	0.17	1.88	0.37	0.81
75-84	0.98	1.09	0.22	1.37	0.27	0.99
85 +	1.00	1.09	0.22	1.06	0.50	1.29

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11, and Table P 6, above.

1- includes persons of Hispanic origin

2- includes Native Americans

P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990

	Total	Total	Subtotal	PD/Boston
	Persons	(in percent)		Ratio1
ALLSTON/BRIGHTON				
All Persons:	70,284	100.0	—	1.00
<u>In family households:</u>	32,640	46.4	100.0	0.70
Householder	10,663	15.2	32.7	0.75
Spouse	7,374	10.5	22.6	0.89
Child:	9,973	14.2	30.6	0.54
Natural-born or adopted	9,779	13.9	30.0	0.54
Step	194	0.3	0.6	0.54
Grandchild	328	0.5	1.0	0.28
Other relatives	2,866	4.1	8.8	0.87
Nonrelatives	1,436	2.0	4.4	0.88
Average persons per family:	2.88	—	—	0.90
<u>In nonfamily households:</u>	33,193	47.2	100.0	1.72
Householder living alone	10,304	14.7	31.0	1.04
Householder not living alone	8,460	12.0	25.5	2.21
Nonrelatives	14,429	20.5	43.5	2.60
<u>In group quarters:</u>	4,451	6.3	100.0	1.11
Institutionalized persons	791	1.1	17.8	0.77
Other persons in group quarters	3,660	5.2	82.2	1.22

Source: 1990 US Census STF1 Count, Tables P15, P17.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 8: GROUP QUARTERS RESIDENTS, 1990

	Total	Total	Subtotal	PD/Boston
	Persons	(in percent)		Ratio1
ALLSTON/BRIGHTON				
All persons in group quarters:	4,451	100.0	—	1.00
<u>Institutionalized persons</u>	791	17.8	100.0	0.70
Correctional institutions	194	4.4	24.5	0.78
Nursing homes	590	13.3	74.6	0.80
Mental (Psychiatric) hospitals	0	0.0	0.0	0.00
Juvenile institutions	4	0.1	0.5	0.10
Other institutions	3	0.1	0.4	0.04
<u>Other persons in group quarters</u>	3,660	82.2	100.0	1.10
College dormitories	3,294	74.0	90.0	1.37
Military quarters	0	0.0	0.0	0.00
Emergency shelters for homeless	0	0.0	0.0	0.00
Visible in street locations	2	0.0	0.1	0.07
Other noninstitutional group quarters	364	8.2	9.9	0.76

Source: 1990 US Census STF1 Count, Table P28.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

	Total Hholds	Total (in percent)	Subtotal	:	PD/Boston Ratio1
ALLSTON/BRIGHTON					
All households:	29,427	100.0	—	:	1.00
<u>1 person:</u>	10,304	35.0	100.0	:	0.99
Male householder	4,189	14.2	40.7	:	0.91
Female householder	6,115	20.8	59.3	:	1.04
<u>2 or more persons:</u>	19,123	65.0	100.0	:	1.01
Family households:	10,663	36.2	55.8	:	0.71
Married-couple family:	7,374	25.1	38.6	:	0.84
With related children	2,707	9.2	14.2	:	0.70
No related children	4,667	15.9	24.4	:	0.95
Other family:	3,289	11.2	17.2	:	0.53
Male householder, no wife present:	938	3.2	4.9	:	0.76
With related children	220	0.7	1.2	:	0.53
No related children	718	2.4	3.8	:	0.88
Female householder, no husband present:	2,351	8.0	12.3	:	0.48
With related children	996	3.4	5.2	:	0.33
No related children	1,355	4.6	7.1	:	0.72
Nonfamily households:	8,460	28.7	44.2	:	2.10
Male householder	4,257	14.5	22.3	:	1.93
Female householder	4,203	14.3	22.0	:	2.29

Source: 1990 US Census STF1 Count, Table P16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990

ALLSTON/BRIGHTON	<u>Household counts</u>			<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Family</u>	<u>Non-Family</u>	<u>Total</u>	<u>Family</u>	<u>Non-Family</u>
All households:	29,427	10,663	18,764	:	1.00	0.71 1.29
<u>Household size:</u>						
1 person	10,304	n/a	10,304	:	0.99	n/a 0.99
2 persons	9,971	5,062	4,909	:	1.15	0.87 1.71
3 persons	4,461	2,461	2,000	:	1.02	0.67 2.73
4 persons	2,698	1,678	1,020	:	0.89	0.62 3.45
5 persons	1,116	837	279	:	0.71	0.56 3.63
6 persons	546	354	192	:	0.73	0.50 4.84
7 or more persons	331	271	60	:	0.58	0.49 3.23

Source: 1990 US Census STF1 Count, Table P27.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990

ALLSTON/BRIGHTON	Household Counts				
	<u>All</u>	<u>White*</u>	<u>Black*</u>	<u>Asian</u>	<u>Hispanic</u>
All households:	29,427	24,228	1,987	2,415	2,089
Family households:	10,663	7,839	928	1,419	1,139
Married-couple family:	7,374	5,615	409	1,084	693
With related children	2,707	1,748	210	563	401
No related children	4,667	3,867	199	521	292
Other family:	3,289	2,224	519	335	446
Male householder, no wife present:	938	619	104	133	167
With related children	220	117	35	36	65
No related children	718	502	69	97	102
Female householder, no husband present:	2,351	1,605	415	202	279
With related children	996	527	303	84	180
No related children	1,355	1,078	112	118	99
Nonfamily households:	18,764	16,389	1,059	996	950
Householder living alone	10,304	8,964	665	541	431
Householder not living alone	8,460	7,425	394	455	519

Source: 1990 US Census STF1 Count, Table P19.

* - Includes persons of Hispanic origin

P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990

ALLSTON/BRIGHTON	(ratios)				
	<u>All</u>	<u>White*</u>	<u>Black*</u>	<u>Asian</u>	<u>Hispanic</u>
All households:	1.00	1.19	0.31	1.94	0.88
Family households:	0.71	0.88	0.22	1.87	0.68
Married-couple family:	0.84	0.92	0.25	1.90	0.92
With related children	0.70	0.78	0.22	1.77	0.81
No related children	0.95	1.00	0.29	2.07	1.12
Other family:	0.53	0.79	0.20	1.76	0.48
Male householder, no wife present:	0.76	0.94	0.26	1.85	0.93
With related children	0.53	0.78	0.18	1.46	0.72
No related children	0.88	0.98	0.32	2.05	1.15
Female householder, no husband present:	0.48	0.75	0.19	1.71	0.38
With related children	0.33	0.56	0.18	1.17	0.30
No related children	0.72	0.90	0.20	2.52	0.71
Nonfamily households:	1.29	1.42	0.49	2.06	1.36
Householder living alone	0.99	1.10	0.38	1.69	0.96
Householder not living alone	2.10	2.21	0.98	2.77	2.09

* - Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP, 1990

ALLSTON/BRIGHTON			:	PD/Boston
	Number	Percent		Ratio
All persons under 18 years:	6,966	100.0	:	0.52
			:	
<u>In households:</u>	6,927	99.4	:	0.52
Household head or spouse	28	0.4	:	1.09
Own child:	6,234	89.5	:	0.53
In married-couple family	4,545	65.2	:	0.69
In other family:	1,689	24.2	:	0.33
Male householder, no wife present	251	3.6	:	0.49
Female householder, no husband present	1,438	20.6	:	0.31
Other relatives	467	6.7	:	0.35
Nonrelatives	198	2.8	:	0.79
			:	
<u>In group quarters:</u>	39	0.6	:	0.39
Institutionalized persons	8	0.1	:	0.21
Other persons in group quarters	31	0.4	:	0.51

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18, 1990

ALLSTON/BRIGHTON	With Persons Under 18			:	PD/Boston Ratios:1		
	Total	1,+*	none		Total	1,+*	none
All households	29,427	4,036	25,391	:	1.00	0.54	1.15
				:			
<u>Family households:</u>	10,663	3,957	6,706	:	0.71	0.54	0.88
Married-couple family	7,374	2,724	4,650	:	0.84	0.71	0.95
Other family:	3,289	1,233	2,056	:	0.53	0.35	0.77
Male h'holder, no wife present	938	231	707	:	0.78	0.54	0.88
Female h'holder, no husband present	2,351	1,002	1,349	:	0.48	0.33	0.72
				:			
<u>Nonfamily households:</u>	18,764	79	18,685	:	1.29	1.16	1.30
Male householder	8,446	45	8,401	:	1.24	1.14	1.24
Female householder	10,318	34	10,284	:	1.34	1.20	1.34

Source: 1990 US Census STF1 Count, Table P18.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

*- one or more persons under 18 years of age

P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990

ALLSTON/BRIGHTON	In Households				In Group Quarters	
	<u>Total</u>	<u>OwnChi</u>	<u>Relat'n</u>	<u>NonRel'n</u>	<u>Inst'lzd</u>	<u>Other</u>
All Persons under 18 years:	6,966	6,234	467	198	8	31
<u>Household head or spouse under 18:</u>	<u>28</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Total dependents under 18:</u>	<u>6,938</u>	<u>6,234</u>	<u>467</u>	<u>198</u>	<u>8</u>	<u>31</u>
Under 3 years	1,744	1,567	122	41	0	14
3 and 4 years	944	859	69	16	0	0
5 years	411	373	26	7	0	5
6 to 11 years	2,010	1,852	105	53	0	0
12 and 13 years	571	507	42	18	1	3
14 years	259	231	18	10	0	0
15 to 17 years	999	845	85	53	7	9

Source: 1990 US Census STF1 Count, Table P22.

P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1

ALLSTON/BRIGHTON	In Households				In Group Quarters	
	<u>Total</u>	<u>OwnChi</u>	<u>Relat'n</u>	<u>NonRel'n</u>	<u>Inst'lzd</u>	<u>Other</u>
All Persons under 18 years:	1.00	1.03	0.67	1.53	0.40	0.99
<u>Household head or spouse under 18:</u>	<u>2.10</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Total dependents under 18:</u>	<u>1.00</u>	<u>1.03</u>	<u>0.67</u>	<u>1.53</u>	<u>0.40</u>	<u>0.99</u>
Under 3 years	1.21	1.30	0.63	1.54	0.00	1.50
3 and 4 years	1.07	1.12	0.68	1.02	0.00	0.00
5 years	1.00	1.03	0.63	1.16	0.00	2.46
6 to 11 years	0.91	0.94	0.55	1.44	0.00	0.00
12 and 13 years	0.87	0.86	0.84	1.76	0.93	1.75
14 years	0.80	0.79	0.75	1.46	0.00	0.00
15 to 17 years	0.97	0.95	0.88	1.95	0.54	1.08

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

Source: 1990 US Census STF1 Count, Table P22.

P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990

ALLSTON/BRIGHTON	Persons over 65			PD/Boston Ratio1
	Number Persons	Total (in percent)	Subtotal	
All Persons 65 years and over	7,116	100.0	—	0.88
<u>In family households:</u>	3,534	49.7	100.0	0.83
Householder	1,871	26.3	52.9	0.81
Spouse	1,026	14.4	29.0	0.86
Other relatives	602	8.5	17.0	0.86
Nonrelatives	35	0.5	1.0	0.54
<u>In nonfamily households:</u>	2,932	41.2	100.0	0.98
Male householder:	591	8.3	20.2	0.77
Living alone	552	7.8	18.8	0.77
Not living alone	39	0.5	1.3	0.78
Female householder:	2,245	31.5	76.6	1.03
Living alone	2,188	30.7	74.6	1.03
Not living alone	57	0.8	1.9	0.99
Nonrelatives	96	1.3	3.3	0.92
<u>In group quarters:</u>	650	9.1	100.0	0.90
Institutionalized persons	515	7.2	79.2	0.79
Other persons in group quarters	135	1.9	20.8	1.74

Source: 1990 US Census STF1 Count, Table P23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

ALLSTON/BRIGHTON	Total			PD/Boston Ratio1
	H'hlds	Total (in percent)	Subtotal	
All households	29,427	100.0	—	1.00
<u>H'hlds w/ 1 or more 65 years and over</u>	5,177	17.6	100.0	0.84
1 person	2,740	9.3	52.9	0.81
2 or more persons:	2,437	8.3	47.1	0.76
Family households	2,307	7.8	44.6	0.76
Nonfamily households	130	0.4	2.5	0.86
<u>Households with no persons 65 years +</u>	24,250	82.4	100.0	1.04
1 person	7,564	25.7	31.2	1.01
2 or more persons:	16,686	56.7	68.8	1.06
Family households	8,356	28.4	34.5	0.70
Nonfamily households	8,330	28.3	34.4	2.15

Source: 1990 US Census STF1 Count, Table P25.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990

ALLSTON/BRIGHTON				PD Boston
	<u>Persons</u>	<u>Percent</u>	:	<u>Ratio1</u>
Total Asian or Pacific Islanders:	7,496	100.0	:	2.02
			:	
<u>Asian</u>	7,454	99.4	:	2.02
Chinese	4,245	56.6	:	2.08
Filipino	219	2.9	:	1.75
Japanese	460	6.1	:	2.11
Asian Indian	519	6.9	:	2.16
Korean	374	5.0	:	2.67
Vietnamese	604	8.1	:	1.04
Cambodian	380	5.1	:	3.10
Hmong	0	0.0	:	0.00
Laotian	120	1.6	:	3.42
Thai	134	1.8	:	3.74
Other Asian	399	5.3	:	2.66
			:	
<u>Pacific Islander</u>	42	0.6	:	1.66

Source: 1990 US Census STF1 Count, Table P7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990

ALLSTON/BRIGHTON	PD/Boston					PD/Bost		
	Total	Males	M/Tot	Ratio1	:	Females	Fe/Tot	Ratio1
	(percent)				:	(percent)		
Total persons 15 years and over:	64,345	30,955	48.1	1.11	:	33,390	51.9	1.08
Marital status:					:			
Never married	40,542	20,472	50.5	1.33	:	20,070	49.5	1.38
Now married, and not separated	16,676	8,463	50.7	0.90	:	8,213	49.3	0.89
Separated	915	374	40.9	0.49	:	541	59.1	0.43
Widowed	3,519	550	15.6	0.72	:	2,969	84.4	0.86
Divorced	2,693	1,096	40.7	0.67	:	1,597	59.3	0.67

Source: 1990 US Census STF1 Count, Table P14.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

H 1: HOUSING UNITS by TENURE, 1980 and 1990 *

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Bost Ratio1
ALLSTON/BRIGHTON							
Total Housing Units:	29,548	100.0	30,862	100.0	1,314	4.4	1.00
Occupied total:	28,127	95.2	29,427	95.4	1,300	4.6	1.05
Owner occupied	4,503	15.2	6,100	19.8	1,597	35.5	0.70
Renter occupied	23,624	80.0	23,327	75.6	(297)	-1.3	1.20
Vacant total:	1,421	4.8	1,435	4.6	14	1.0	0.52
For sale only	90	0.3	112	0.4	22	24.4	0.48
For rent	797	2.7	997	3.2	200	25.1	0.61
All other vacant DUs	534	1.8	326	1.1	(208)	-39.0	0.37

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	PD/Bost Ratio1
ALLSTON/BRIGHTON							
All Occupied housing units	28,127	100.0	29,427	100.0	1,300	4.6	1.05
White1	25,511	90.7	24,228	82.3	(1,283)	-5.0	1.24
Black1	1,049	3.7	1,987	6.8	938	89.4	0.32
American Indian, Eskimo, or Aleut	40	0.1	65	0.2	25	62.5	0.78
Asian or Pacific Islander	1,029	3.7	2,415	8.2	1,386	134.7	2.03
Other race	498	1.8	732	2.5	234	47.0	0.63
Hispanic Origin	997	3.5	2,089	7.1	1,092	109.5	0.88
White	678	2.4	1,276	4.3	598	88.2	1.41
Black	40	0.1	146	0.5	106	265.0	0.37
All others	279	1.0	667	2.3	388	139.1	0.62
Total minorities	3,294	11.7	6,475	22.0	3,181	96.6	0.65
White, Non-Hispanic	24,833	88.3	22,952	78.0	(1,881)	-7.6	1.18
Black, Non-Hispanic	1,009	3.6	1,841	6.3	832	82.5	0.30

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	Owner-Occupied					Renter-Occupied			
	1980	1990	1990-1980 Change			1980	1990	1990-1980 Change	
	Number	Number	Number	Percent		Number	Number	Number	Percent
ALLSTON/BRIGHTON									
Occupied housing units	4,503	6,100	1,597	35.5		23,624	23,327	(297)	-1.3
White1	4,077	5,274	1,197	29.4		21,434	18,954	(2,480)	-11.6
Black1	42	91	49	116.7		1,007	1,896	889	88.3
American Indian, Eskimo, or Aleut	4	6	2	50.0		36	59	23	63.9
Asian or Pacific Islander	348	695	347	99.7		681	1,720	1,039	152.6
Other race	32	34	2	6.3		466	698	232	49.8
-----	-----	-----	-----	-----		-----	-----	-----	-----
Hispanic Origin	79	143	64	81.0		918	1,946	1,028	112.0
White	64	105	41	64.1		614	1,171	557	90.7
Black	1	5	4	400.0		39	141	102	261.5
All others	14	33	19	135.7		265	634	369	139.2
-----	-----	-----	-----	-----		-----	-----	-----	-----
Total minorities	490	931	441	90.0		2,804	5,544	2,740	97.7
-----	-----	-----	-----	-----		-----	-----	-----	-----
White, Non-Hispanic	4,013	5,169	1,156	28.8		20,820	17,783	(3,037)	-14.6
Black, Non-Hispanic	41	96	45	109.8		968	1,755	787	81.3

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

H 4: TENURE by AGE of HOUSEHOLDER, 1990

ALLSTON/BRIGHTON				:	PD/Boston Ratios:1		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units:	29,427	6,100	23,327	:	1.00	0.67	1.15
Age of Householder:				:			
15 to 24 years	6,288	242	6,046	:	2.11	1.42	2.15
25 to 34 years	10,041	1,332	8,709	:	1.24	0.87	1.32
35 to 44 years	4,398	1,226	3,172	:	0.75	0.60	0.83
45 to 54 years	2,008	782	1,224	:	0.55	0.51	0.57
55 to 64 years	1,987	932	1,055	:	0.61	0.62	0.61
65 to 74 years	2,231	879	1,352	:	0.73	0.65	0.79
75 years and over	2,476	707	1,769	:	0.99	0.74	1.15

Source: 1990 US Census STF1 Counts, Tables H12.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 5: PERSONS in DWELLING UNIT, 1990

ALLSTON/BRIGHTON	Occupied Housing Units			:	PD/Boston Ratios:1		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units	29,427	6,100	23,327	:	1.00	0.67	1.15
Occupants:				:			
1 person	10,304	1,974	8,330	:	0.99	0.79	1.05
2 persons	9,971	2,005	7,966	:	1.15	0.72	1.36
3 persons	4,461	895	3,566	:	1.02	0.62	1.22
4 persons	2,698	661	2,037	:	0.89	0.58	1.09
5 persons	1,116	319	797	:	0.71	0.49	0.85
6 persons	546	134	412	:	0.73	0.44	0.93
7 or more persons	331	112	219	:	0.58	0.45	0.68
Persons per occupied housing unit:	2.31	2.42	2.30	:	0.98	0.92	1.02
Aggregate Persons by Tenure:	65,833	14,557	51,276	:			
In percent of Total:	100.0	22.1	77.9	:	1.00	0.64	1.19

Source: 1990 US Census STF1 Counts, Tables H17, H18.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 6: TOTAL HOUSING STOCK by ROOMS per UNIT, 1990

ALLSTON/BRIGHTON	Housing Units		:	PD/Boston Ratio1
	Number	Percent		
Total Housing units	30,862	100.0	:	1.00
<u>Rooms per Unit:</u>			:	
1 room	1,690	5.5	:	0.93
2 rooms	4,098	13.3	:	1.29
3 rooms	7,734	25.1	:	1.33
4 rooms	6,291	20.4	:	1.02
5 rooms	5,520	17.9	:	0.89
6 rooms	3,030	9.8	:	0.78
7 rooms	1,215	3.9	:	0.76
8 rooms	549	1.8	:	0.66
9 or more rooms	735	2.4	:	0.57

Source: 1990 US Census STF1 Counts, Table H13.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990

ALLSTON/BRIGHTON	Total Rooms	Total (in percent)	Subtotal	PD/Boston Ratio1
Total Rooms in All DUs	124,279	100.0	—	1.00
Tenure and Status:				
In Occupied DUs	118,893	95.7	100.0	1.04
Owner occupied	33,451	26.9	28.1	0.71
Renter occupied	85,442	68.8	71.9	1.28
In Vacant DUs:	5,386	4.3	100.0	0.53
For rent	3,483	2.8	64.7	0.63
For sale only	478	0.4	8.9	0.48
Rented or sold, not occupied	552	0.4	10.2	0.44
For seasonal, recreational, or occasional	257	0.2	4.8	0.77
For migrant workers	0	0.0	0.0	0.00
Other vacant	616	0.5	11.4	0.29

Source: 1990 US Census STF1 Counts, Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990

	<u>Occupied Housing Units</u>			:	<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	:	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
ALLSTON/BRIGHTON							
All occupied Housing Units	29,427	6,100	23,327	:	1.00	0.67	1.15
<u>Persons per Room:</u>				:			
0.50 or less	16,647	4,383	12,264	:	0.96	0.69	1.13
0.51 to 1.00	10,900	1,543	9,357	:	1.07	0.64	1.21
1.01 to 1.50	1,029	118	911	:	0.90	0.63	0.96
1.51 to 2.00	617	45	572	:	0.95	0.73	0.97
2.01 or more	234	11	223	:	1.00	0.70	1.02

Source: 1990 US Census STF1 Counts, Tables H21, H22.

H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990

	<u>Column Distribution</u>			:	<u>Row Distribution</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	:	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
ALLSTON/BRIGHTON							
All occupied Housing Units	100.0	100.0	100.0	:	100.0	20.7	79.3
<u>Persons per Room:</u>				:			
0.50 or less	56.6	71.9	52.6	:	100.0	26.3	73.7
0.51 to 1.00	37.0	25.3	40.1	:	100.0	14.2	85.8
1.01 to 1.50	3.5	1.9	3.9	:	100.0	11.5	88.5
1.51 to 2.00	2.1	0.7	2.5	:	100.0	7.3	92.7
2.01 or more	0.8	0.2	1.0	:	100.0	4.7	95.3

Source: 1990 US Census STF1 Counts, Tables H21, H22, and Table H 8, above.

H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990

ALLSTON/BRIGHTON				PD/Boston
	<u>Number</u>	<u>Percent</u>	:	<u>Ratio</u>
Specified Owner-occupied DUs:	1,563	100.0	:	1.00
<u>Value:</u>			:	
Less than \$15,000	5	0.3	:	0.96
15,000 to 19,999	6	0.4	:	2.29
20,000 to 24,999	5	0.3	:	2.80
25,000 to 29,999	3	0.2	:	1.45
30,000 to 34,999	2	0.1	:	0.83
35,000 to 39,999	3	0.2	:	1.20
40,000 to 44,999	3	0.2	:	0.82
45,000 to 49,999	0	0.0	:	0.00
50,000 to 59,999	2	0.1	:	0.23
60,000 to 74,999	11	0.7	:	0.43
75,000 to 99,999	50	3.2	:	0.55
100,000 to 124,999	111	7.1	:	0.68
125,000 to 149,999	139	8.9	:	0.48
150,000 to 174,999	308	19.7	:	0.80
175,000 to 199,999	352	22.5	:	1.44
200,000 to 249,999	355	22.7	:	2.02
250,000 to 299,999	136	8.7	:	1.84
300,000 to 399,999	57	3.6	:	1.45
400,000 to 499,999	9	0.6	:	0.72
500,000 or more	6	0.4	:	0.21
			:	
LOWER QUARTILE VALUE	\$154,100		:	1.17
			:	
MEDIAN VALUE	\$184,500		:	1.14
			:	
UPPER QUARTILE VALUE	\$224,300		:	1.16

Source: 1990 US Census STF1 Counts, Tables H23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990

ALLSTON/BRIGHTON				PD/Boston Ratios:2		
	<u>Number of Units</u>	<u>Total Value</u>	<u>Percent</u>	<u>Per Unit Value</u>	<u>Number of Units</u>	<u>Total Value</u>
		(millions)				<u>Per Unit Value</u>
Total for specified owner-occupied one family housing units:	1,563	\$298,560	100.0	\$191,000	1.00	1.00
<u>Owner:</u>						
White1	1,350	259,992	87.1	\$192,600	1.07	1.06
Black1	29	5,700	1.9	\$196,800	0.11	0.13
American Indian, Eskimo, or Aleut	2	0,500	0.2	\$250,000	0.75	0.99
Asian or Pacific Islander	176	31,256	10.5	\$177,600	6.14	5.85
Other race	6	1,113	0.4	\$185,400	0.35	0.40

Hispanic origin	28	5,458	1.8	\$194,900	0.70	0.76

Source: 1990 US Census STF1 Counts, Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990

ALLSTON/BRIGHTON	PD/Boston		
	Number	Percent	Ratio1
Specified renter-occupied units:	23,303	100.0	1.00
Cash rent:	22,999	98.7	1.00
Less than \$100	229	1.0	0.35
100 to 149	1,050	4.5	0.80
150 to 199	590	2.5	0.58
200 to 249	634	2.7	0.65
250 to 299	496	2.1	0.64
300 to 349	623	2.7	0.60
350 to 399	575	2.5	0.58
400 to 449	733	3.1	0.51
450 to 499	829	3.6	0.70
500 to 549	1,343	5.8	0.78
550 to 599	1,398	6.0	1.01
600 to 649	1,993	8.6	1.12
650 to 699	1,937	8.3	1.33
700 to 749	1,545	6.6	1.10
750 to 999	5,301	22.7	1.57
1,000 or more	3,723	16.0	1.91
No cash rent	304	1.3	0.90
LOWER QUARTILE CONT. RENT	\$499		1.53
MEDIAN CONTRACT RENT	\$676		1.24
UPPER QUARTILE CONT. RENT	\$781		1.08

Source: 1990 US Census STF1 Counts, Tables H32.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H12: AGGREGATE MONTHLY CONTRACT RENT by RACE/ETHNICITY of HOUSEHOLDER, 1990

ALLSTON/BRIGHTON	PD/Boston Ratios:2						
	Number of Units	Total Rent/Mo (millions)	Percent	Average Rent/Mo (dollars)	Number of Units	Total Rent/M	Average Rent/Mo
Specified renter-occupied DUs paying cash rent:	22,999	\$16.121	100.0	\$701	1.00	1.00	1.24
White1	18,685	13.248	82.2	709	1.25	1.17	1.17
Black1	1,884	1.170	7.3	621	0.33	0.36	1.34
American Indian, Eskimo, or Aleut	59	0.036	0.2	604	0.74	0.75	1.26
Asian or Pacific Islander	1,680	1.204	7.5	717	1.48	1.46	1.23
Other race	691	0.463	2.9	670	0.58	0.67	1.42
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Hispanic origin	1,925	1.298	8.1	675	0.82	0.90	1.35

Source: 1990 US Census STF1 Counts, Tables H35.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H13: TENURE by HOUSING UNITS in STRUCTURE, 1990

ALLSTON/BRIGHTON					PD/Boston Ratios:1			
		Owner	Renter		Owner	Renter		
All Housing Units	Total	Occupied	Occupied	Vacant	Total	Occup'd	Occup'd	Vacant
	30,862	6,100	23,327	1,435	1.00	0.70	1.20	0.52
<u>Units per structure:</u>								
1, detached	1,703	1,365	298	40	0.49	0.45	0.89	0.36
1, attached	813	292	485	36	0.58	0.45	0.74	0.35
2	4,757	1,749	2,837	171	1.10	0.99	1.24	0.61
3 or 4	4,221	763	3,218	240	0.53	0.45	0.59	0.30
5 to 9	2,929	426	2,330	173	0.78	0.92	0.81	0.42
10 to 19	5,936	552	5,061	323	1.79	1.88	1.92	0.90
20 to 49	6,057	613	5,154	290	2.08	2.02	2.27	0.87
50 or more	4,103	237	3,707	159	1.25	0.73	1.40	0.48
Mobile home or trailer	4	3	1	0	0.17	0.20	0.34	0.00
Other	339	100	236	3	0.94	1.00	0.96	0.18

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990

ALLSTON/BRIGHTON	Column Distribution				Row Distribution			
	Total	Owner	Renter	Vacant	Total	Owner	Renter	Vacant
All Housing Units	100.0	100.0	100.0	100.0	100.0	19.8	75.6	4.6
<u>Units per structure:</u>								
1, detached	5.5	22.4	1.3	2.8	100.0	80.2	17.5	2.3
1, attached	2.6	4.8	2.1	2.5	100.0	35.9	59.7	4.4
2	15.4	28.7	12.2	11.9	100.0	36.8	59.6	3.6
3 or 4	13.7	12.5	13.8	16.7	100.0	18.1	76.2	5.7
5 to 9	9.5	7.0	10.0	12.1	100.0	14.5	79.5	5.9
10 to 19	19.2	9.0	21.7	22.5	100.0	9.3	85.3	5.4
20 to 49	19.6	10.0	22.1	20.2	100.0	10.1	85.1	4.8
50 or more	13.3	3.9	15.9	11.1	100.0	5.8	90.3	3.9
Mobile home or trailer	0.0	0.0	0.0	0.0	100.0	75.0	25.0	0.0
Other	1.1	1.6	1.0	0.2	100.0	29.5	69.6	0.9

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990

ALLSTON/BRIGHTON				:	<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>	:	<u>Total</u>	<u>Owned</u>	<u>Rented</u>
Total Persons in Occupied Units	65,833	14,557	51,276	:	1.00	0.64	1.19
<u>Units per structure:</u>				:			
1, detached	5,082	4,045	1,037	:	0.50	0.44	1.01
1, attached	2,637	854	1,783	:	0.69	0.47	0.89
2	12,173	4,603	7,570	:	1.15	0.95	1.32
3 or 4	9,962	1,707	8,255	:	0.54	0.40	0.58
5 to 9	8,590	797	5,793	:	0.92	0.98	0.92
10 to 19	11,879	927	10,752	:	1.95	1.72	1.98
20 to 49	10,372	971	9,401	:	2.28	2.02	2.31
50 or more	6,509	385	6,124	:	1.48	0.78	1.55
Mobile home or trailer	8	7	1	:	0.23	0.24	0.16
Other	821	261	560	:	1.04	0.99	1.07

Source: 1990 US Census STF1 Counts, Table H44.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990

(in percent)

ALLSTON/BRIGHTON				:	<u>Row Distribution</u>		
	<u>Column Distribution</u>			:	<u>Total</u>	<u>Owned</u>	<u>Rented</u>
Total Persons:	100.0	100.0	100.0	:	100.0	22.1	77.9
<u>Units per structure:</u>				:			
1, detached	7.7	27.8	2.0	:	100.0	79.6	20.4
1, attached	4.0	5.9	3.5	:	100.0	32.4	67.6
2	18.5	31.6	14.8	:	100.0	37.8	62.2
3 or 4	15.1	11.7	16.1	:	100.0	17.1	82.9
5 to 9	10.0	5.5	11.3	:	100.0	12.1	87.9
10 to 19	17.7	6.4	21.0	:	100.0	7.9	92.1
20 to 49	15.8	6.7	18.3	:	100.0	9.4	90.6
50 or more	9.9	2.6	11.9	:	100.0	5.9	94.1
Mobile home or trailer	0.0	0.0	0.0	:	100.0	87.5	12.5
Other	1.2	1.8	1.1	:	100.0	31.8	68.2

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.

H15: STATUS of VACANT HOUSING UNITS, 1990

			PD/Boston
ALLSTON/BRIGHTON	<u>Number</u>	<u>Percent</u>	<u>Ratio</u>
Total vacant housing units:	1,435	100.0	0.52
Status:			
For rent	997	69.5	0.61
For sale only	112	7.8	0.48
Rented or sold, not occupied	122	8.5	0.43
For seasonal, or occasional use	68	4.7	0.64
For migrant workers	0	0.0	0.00
Other vacant	136	9.5	0.28
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Boarded up	27	1.9	0.14
Not boarded up	1,408	98.1	0.55
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Vacant, usual home elsewhere	97	6.8	0.62
All other vacants	1,338	93.2	0.51

Source: 1990 US Census STF1 Counts, Tables H5, H6, H7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H16: VACANCY STATUS by DURATION of VACANCY, 1990

					PD/Boston Ratios:1			
ALLSTON/BRIGHTON	<u>Total Vacants</u>	<u>For Rent</u>	<u>For Sale Only</u>	<u>All Other</u>	<u>Total Vacants</u>	<u>For Rent</u>	<u>For Sale Only</u>	<u>All Other</u>
Total vacant housing units:	1,435	997	112	326	1.00	1.17	0.91	0.71
Vacancy duration:								
Less than 2 months	478	353	10	115	1.31	1.47	0.80	1.02
2 up to 6 months	604	496	21	87	1.16	1.39	0.48	0.72
6 or more months	353	148	81	124	0.64	0.57	1.23	0.55

Source: 1990 US Census STF1 Counts, Tables H40.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

(in percent)

	Column Distribution				Row Distribution			
	<u>Total</u>	<u>For Rent</u>	<u>For Sale</u>	<u>Other</u>	<u>Total</u>	<u>For Rent</u>	<u>For Sale</u>	<u>Other</u>
Total vacant housing units:	100.0	100.0	100.0	100.0	100.0	69.5	7.8	22.7
Vacancy duration:								
Less than 2 months	33.3	35.4	8.9	35.3	100.0	73.8	2.1	24.1
2 up to 6 months	42.1	49.7	18.8	26.7	100.0	82.1	3.5	14.4
6 or more months	24.6	14.8	72.3	38.0	100.0	41.9	22.9	35.1

Source: 1990 US Census STF1 Counts, Tables H40, and Table H 16, above.

SELECTED SUBJECT DEFINITIONS

Age: The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.

Contract Rent: Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")

Family Households (families): Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Group Quarters: Includes all persons not living in households. Two general categories of group quarters are recognized:

- 1) Institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and
- 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

Hispanic Origin: Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.

Homeowner Vacancy Rate: The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")

Householder: Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Households: Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Housing Units: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")

Non-Family Households: Includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")

Race: The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.

Rental Vacancy Rate: The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")

Seasonal, Recreational, or Occasional Use: Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

Specified Owner-Occupied Housing Units: Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

Specified Renter-Occupied Housing Units Paying Cash Rent: Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

Vacant Housing Units: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units") Value-Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA.

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in a form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "****" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "****", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.





